



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**
16.042

February 17, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**BIG DALTON WASH - PARCELS 598EX AND 30EX
SALE OF SURPLUS PROPERTY - CITY OF GLENDDORA
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Big Dalton Wash, Parcel 598EX (155± square feet) and easement interest in Parcel 30EX (7± square feet), located adjacent to a single-family residence on East Dalton Avenue, in the City of Glendora, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 598EX and the quitclaim of easement in Parcel 30EX to the adjacent property owners, Michael and Dawn Castro, for \$1,500.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell surplus fee and easement property interests in Big Dalton Wash, Parcels 598EX and 30EX, respectively, to the adjacent property owners, Michael and Dawn Castro.

The District acquired the fee title to Parcel 598EX and an easement in Parcel 30EX for the Big Dalton Wash project. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$1,500 represents the District's minimum sales price. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Glendora's Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcels 598EX and 30EX are no longer needed for the purposes of the District and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
February 17, 2005
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ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA, as specified in Section 15312 of State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

AT:in
P6:blBG DLTN WSH598EX.doc

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY AND
MAIL TO:

Mr. and Mrs. Michael Castro
1410 East Dalton Avenue
Glendora, CA 91741

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

Assessor's Identification Numbers:

8656-008-909 (Portion)

8656-008-032 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt and sufficiency of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District", does hereby remise, release, and forever quitclaim to MICHAEL CASTRO and DAWN CASTRO, husband and wife, as joint tenants, hereinafter referred to as "Grantees", all that real property in the City of Glendora, County of Los Angeles, State of California, described as Parcel 598EX in Exhibit "A" attached hereto and by this reference, made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbon and minerals, but without right of entry to the surface of said land.

Said District, does hereby remise, release and forever quitclaim to said "Grantees", all its right, title, and interest in and to that portion of said easement for flood control purposes acquired by Easement document recorded March 29, 1940, as Document No. 1350, in Book 17369, page 208, of Official Records, in the office of the Recorder of the County of Los Angeles, which lies within the real property described as Parcel 30EX.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____

Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

BIG DALTON WASH 598EX
Affects: Parcel 30EX
S.D. 5 M0321002

KDR:in:Conf:qdBGLTN598EX.doc

By _____

Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By 
Deputy

APPROVED as to title and execution,

_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

BIG DALTON WASH 598EX
Affects: Parcel 30EX
16-RW 3
A.P.N. 8656-008-909(portion)
8656-008-032(portion)
T.G. 569(H5)
I.M. 159-317
Fifth District
M0321002

LEGAL DESCRIPTION

PARCEL NO. 598EX (Quitclaim of a portion of fee):

That portion of that part of the southeast quarter of the southeast quarter of the of Section 29, Township 1 North, Range 9 West, S. B. M., described as Parcel No. 598 in a Final Order of Condemnation had in Superior Court Case No. 724453, a certified copy of which is recorded in Book D929, page 562, of Official Records, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the southwesterly terminus of that certain course having a bearing and distance of S. 24° 28' 23" W. 79.60 feet in said Parcel No. 598, said terminus also being an angle point in the southeasterly boundary of Lot 2, Tract No. 23047, as shown on map filed in Book 858, pages 73 and 74, of Maps, in the office of said recorder; thence South 24° 28' 23" West, along the southwesterly prolongation of said certain course, a distance of 40.19 feet to a line parallel with and 45.00 feet northerly, measured at right angles, from the centerline of Foothill Boulevard, as said centerline is shown on said map of Tract No. 23047; thence South 89° 34' 55" West, along said parallel line, a distance of 3.93 feet to said southeasterly boundary; thence North 0° 25' 05" West, along said southeasterly boundary, a distance of 8.00 feet; thence in a direct line North 35° 48' 24" East 35.27 feet to the point of beginning.

Containing: 155± square feet.

PARCEL NO. 30EX (Quitclaim of a portion of easement):

All that portion of the above mentioned Lot 2, lying southeasterly of the northwesterly line of that certain 100-foot wide strip of land, described in deed to Los Angeles County Flood Control District, recorded in Book 17369, page 208, of above mentioned Official Records.

Containing: 7± square feet.

EXHIBIT A